

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

rpls5901@gmail.com 512-905-4369

0.817 ACRE
JOHN APPLGAI SURVEY ABS. 29
AUSTIN, TX

FILE NO. 2020.16
PROJECT: 042-03
DATE: 03/05/2020

DESCRIPTION

0.817 ACRE OUT OF THE JOHN APPLGAI SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT CONVEYED TO KELLY SOVEREIGN STROOPE, BY DEED OF RECORD IN DOCUMENT NO. 2005216941, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.817 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Dessau Road (r.o.w. varies), being the southwest corner of Lot 2, Park 96, a subdivision of record in Volume 102, Page 56, of the Plat Records of Travis County, Texas, for the northwesterly corner of said Stroope tract and hereof;

THENCE, S62°41'18"E, leaving said east right-of-way line, along the south line of said Lot 2, a distance of 199.61 feet to a 1/2-inch iron rod found at the northeast corner of said Stroope tract, being the northwest corner of Lot 2, Austin First Church of the Nazarene Phase Two, a subdivision of record in Volume 85, Page 135B, of said Plat Records, for the northeasterly corner of said Stroope tract and hereof;

THENCE, S28°57'04"W, leaving the south line of said Park 96, along the west line of said Lot 2, Austin First Church of the Nazarene Phase Two, being the east line of said Stroope tract, a distance of 178.86 feet to a 1/2-inch iron rod found in the north line of Lot 1, of said Austin First Church of the Nazarene Phase Two, for the southeasterly corner of said Stroope tract and hereof;

THENCE, N63°36'18"W, along the north line of said Lot 1, being the south line of said Stroope tract, a distance of 195.30 feet to a 1/2-inch iron rod found in said east right-of-way line of Dessau Road, for the southwesterly corner of said Stroope tract and hereof;

EXHIBIT "A"

THENCE, N27°33'24"E, along said east right-of-way line, being the west line of said Stroope tract, a distance of 181.91 feet to the POINT OF BEGINNING, and containing 0.817 acre (35,604 square feet) of land, more or less.

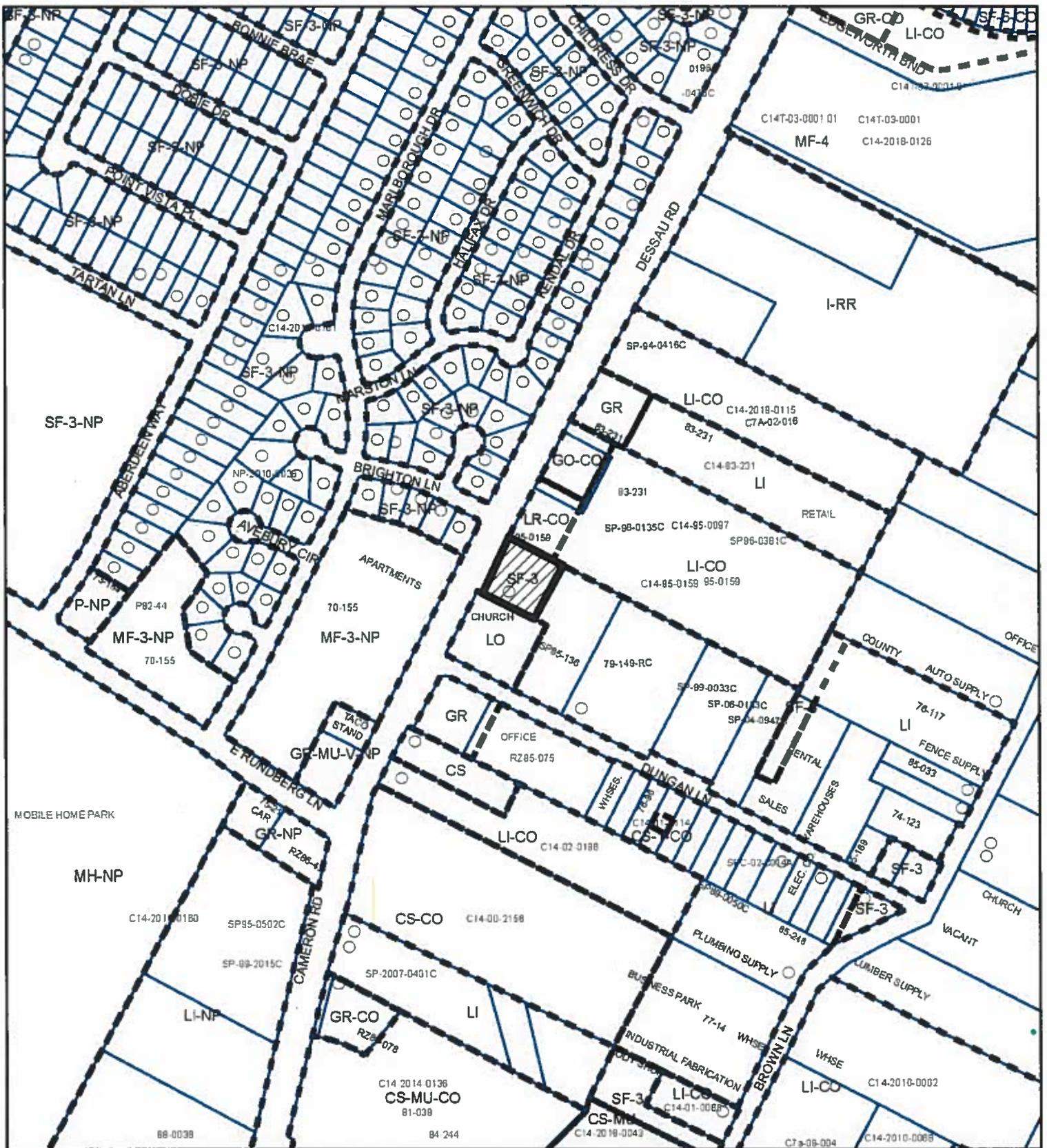
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2019, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



**ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420**





ZONING

ZONING CASE#: C14-2020-0009

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/27/2020